

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Bridget Hill-Zayat**



**Council Member Conor Crimmins
Council Member Duane Rollins**

**Agenda
Development Review Board
Wednesday, July 18th, 7:00 pm
1st Floor Conference Room**

Committee Chair: TJ Monahan; Darin Bartram and Conor Crimmins, Co-Chairs

- Please provide Minutes for the Meeting

Committee Members: Chris Bruch; Martha Deale; Brian Hak; and Paul Sexton

Call to Order

Old Items

- **10507 Summit Avenue** – Presentation by Tom Brault discussing phase 2 of the Knowles Station development project.
- **3906/3910 Knowles Avenue** – Brief discussion on the proposed Kensington Manor Senior Living facility. *The Developer will be presenting at the August 13, 2018 Town Council Meeting.*

Meeting Minutes

7/18/18, 7:00pm

Re: Knowles Station Phase 2 – 10507 Summit Ave

- Developers are giving up the curb cut on the south east side of the lot on Knowles
- There will be 19 townhomes – (5) 20' wide units, (14) 16' wide units
 - Each unit will have 4 floors, be about 40' tall, and have about 1,800sf of living space
 - 16 units have a rear load garage, 3 front load
 - Each unit will have 2 parking spots – 1 garage, 1 driveway
 - Units will likely be 3 bedrooms with an option for 4
 - The layout will likely be similar to the 16' units that Pulte built at Crown
 - Top of the preliminary pricing will be approximately \$850k
 - Materials will be brick/stone at street level with hardi panel above – there will be no vinyl – Tom Brault offered a covenant to ensure this
 - There will be a 4th floor deck on each unit, which will face the interior of the site

- Their analysis shows that there will be approximately 14 trips during peak hours made from the development site, which is a low enough number as to not require a traffic study
- The drive aisle from Phase 1 will connect to the drive aisle of Phase 2
 - How should this connection be made
 - 2 way? 1 way? Gated with access card?
 - If it is 2 way, does the number of trips change?
 - The drive aisles will be made of permeable pavers
 - This will help with Storm Water Management, but not take care of all of the requirements – additional solutions will be needed
- There are 5 extra parking spaces (they would like a few more) on the east side of the lot that could be used for overflow parking for Knowles Station Phase 1
- There are 7 parallel parking spaces along Summit
- There is a landscaped pathway planned running parallel to the sidewalk on Knowles
- Snow removal and landscaping upkeep should be the responsibility of the HOA, not TOK
- They are dedicating 15' of frontage on Knowles to State Highway
 - They will likely ask the Town to help eliminate the setback requirement on Knowles (set back is currently 2')
 - This would require a variance
 - The town homes would move 2' closer to Knowles, leaving an extra 2' behind the units, which they are thinking would be additional green space
 - The initial take from the DRB was skeptical that the 2' was better used behind the units – the 2' seems better used, at this point, as additional buffer from Knowles